



- MODERN WELL PRESENTED SEMI DETACHED HOUSE
- LOCATED IN POPULAR AREA CLOSE TO AMENITIES AND BEACH
- RECEPTION HALL
- SITTING ROOM
- THREE BEDROOMS (ONE EN-SUITE)
- SHOWER ROOM
- ENCLOSED REAR GAREN
- DRIVEWAY PARKING AND GARAGE

Carhaix Way, Dawlish, EX7 0RR

Guide Price £325,000

Offered to the market with NO ONWARD CHAIN is this modern well presented semi detached town house located in a popular residential area providing good access to local supermarket, beaches and town centre. The property offers accommodation briefly comprising; reception hall, kitchen diner family room, living room, three bedrooms (master with en-suite), family shower room, uPVC double glazing, gas central heating. Enclosed rear garden, driveway parking and single garage. An early viewing comes highly recommended.



Property Description

Obscure glazed composite front door into...

RECEPTION HALL

With doors to principal rooms. Stairs rising to first floor. Wall mounted consumer unit, radiator, power points, telephone socket, under stairs storage area. Door to...

CLOAKROOM

With white suite comprising concealed cistern flush WC, pedestal wash hand basin, radiator, attractive panelled wall.

KITCHEN DINER/ FAMILY ROOM

Dual aspect with uPVC double glazed window to front, uPVC double glazed doors and matching side windows opening out onto the rear garden, comprehensive range of high gloss wall and base units with roll top work surface over, matching upstand to that of the work surface, inset one and a half bowl stainless steel sink drainer, integrated electric oven, four burner gas hob, stainless steel extractor canopy above, integrated dishwasher, integrated washing machine, integrated fridge freezer.

DINING AREA

With space for table and chairs, radiator, power points.

FIRST FLOOR LANDING

With uPVC double glazed window to front, radiator, power points.

SITTING ROOM

With uPVC double glazed double doors opening to Juliet balcony. Radiator, power points, television aerial connection point, telephone socket.

FAMILY SHOWER ROOM

White suite comprising concealed cistern flush WC, pedestal wash hand basin, large walk in shower enclosure with sliding glazed doors, tiled splash backs, mains fed shower, radiator, shaver socket.





BEDROOM THREE

uPVC double glazed window to front, radiator, power points.



SECOND FLOOR LANDING

Loft access hatch, light tunnel, radiator, power points. Door to large storage cupboard with timber shelving, power points.

BEDROOM ONE

uPVC double glazed window to front, radiator, power points, built in wardrobe with timber shelving and hanging rail. Door to...



EN-SUITE SHOWER ROOM

Modern white suite comprising concealed cistern flush WC, inset wash hand basin, shower enclosure with sliding glazed door and mains fed shower, radiator, shaver socket, light tunnel.



BEDROOM TWO

uPVC double glazed window to rear, radiator, power points.

OUTSIDE

To the rear is a paved patio area perfect for bistro table and chairs. Outside water tap. Three steps lead down to the main area of garden which is mainly laid to lawn. Composite door giving access to the rear of the GARAGE. The rear garden is fully enclosed making it ideal for those with children and/or pets. To the front there is DRIVEWAY PARKING for two vehicles ahead of the SINGLE GARAGE with metal up and over door, power and light.



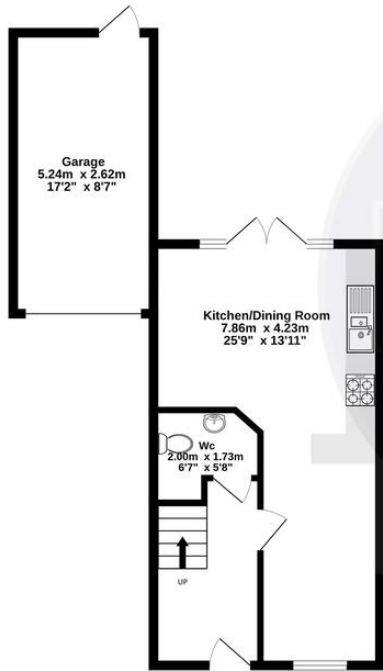
MATERIAL INFORMATION - Subject to legal verification

Freehold

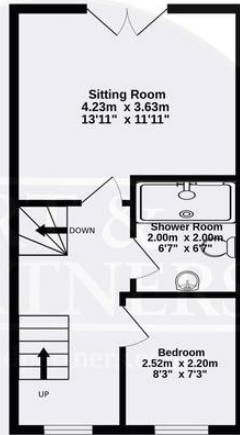
Council Tax Band D



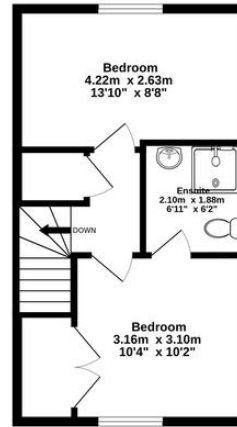
Ground Floor
47.0 sq.m. (506 sq.ft.) approx.



1st Floor
33.2 sq.m. (358 sq.ft.) approx.



2nd Floor
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1221 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Awaiting EPC



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